067.A	0003	0024.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	703,900	/	703,900
USE VALUE:	703,900	/	703,900
ASSESSED:	703,900	/	703,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		JOYCE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FITZGERALD DAVID P--ETAL
Owner 2:	ON GRACE F
Owner 3:	
Street 1:	27 JOYCE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,555 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Vinyl Exterior and 1962 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6555.000	293,800		410,100	703,900
Total Card	0.150	293,800		410,100	703,900
Total Parcel	0.150	293,800		410,100	703,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.84 | /Parcel: 358.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	128855
GIS Ref	
GIS Ref	
Insp Date	04/06/09

!5815!

PREVIOUS ASSESSMENT

Parcel ID: 067.A-0003-0024.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	293,800	0	6,555.	410,100	703,900	703,900	Year End Roll	12/18/2019
2019	101	FV	242,600	0	6,555.	380,800	623,400	623,400	Year End Roll	1/3/2019
2018	101	FV	242,600	0	6,555.	380,800	623,400	623,400	Year End Roll	12/20/2017
2017	101	FV	242,600	0	6,555.	333,900	576,500	576,500	Year End Roll	1/3/2017
2016	101	FV	241,500	0	6,555.	304,600	546,100	546,100	Year End	1/4/2016
2015	101	FV	224,300	0	6,555.	269,500	493,800	493,800	Year End Roll	12/11/2014
2014	101	FV	224,300	0	6,555.	254,800	479,100	479,100	Year End Roll	12/16/2013
2013	101	FV	224,300	0	6,555.	242,500	466,800	466,800		12/13/2012

PRINT

Date	Time
12/10/20	20:39:13

LAST REV

Date	Time
10/04/16	10:09:54
ekelly	
5815	

USER DEFINED

Prior Id # 1:	128855
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15454-580		2/1/1984		94,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2014	1409	Alterati	30,000					Replace rear deck
9/9/2014	1143	Manual	2,505					Insulation (Mass S
12/5/2000	933	Addition	62,000	C				REMOVE DECK/SIDE P
12/8/1995	696	Manual	3,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2016	Permit Insp	PT	Paul T
4/6/2009	Meas/Inspect	372	PATRIOT
4/26/2002	Permit Visit	PM	Peter M
1/5/2000	Inspected	263	PATRIOT
12/13/1999	Mailer Sent		
12/9/1999	Measured	163	PATRIOT
7/31/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6555		Sq. Ft.	Site		0	70.	0.89	12			Topo	-5					410,071						410,100	

Total AC/HA: 0.15048 | Total SF/SM: 6555 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 410,071 | Spl Credit | Total: 410,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.23988760
Const Adj.:	0.99693000
Adj $ / SQ:	129.789
Other Features:	86000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	399167
Depreciation:	105380
Depreciated Total:	293787

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 2		HB					

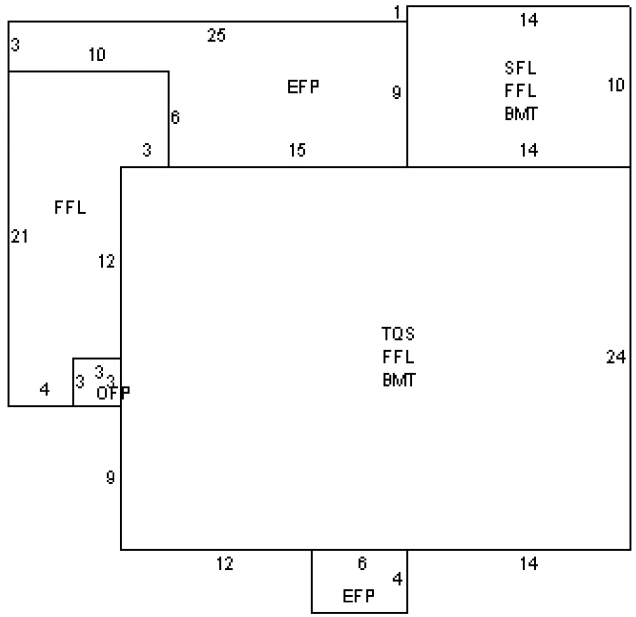
REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	142.77
Special Features:	0	Val/Su Net:	101.80
Final Total:	293800	Val/Su SzAd	165.06

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,064	129.790	138,095
BMT	Basement	908	41.430	37,617
TQS	3/4 Story	576	129.790	74,758
EFP	Enclos Porch	189	41.500	7,844
SFL	Second Floor	140	129.790	18,170
OFP	Open Porch	9	43.860	395

Net Sketched Area:	2,886			Total:	276,879
Size Ad	1780	Gross Are	3078	FinArea	1962

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.A-0003-0024.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: